

STATEMENT OF SIGNIFICANCE: 29 SUSSEX AVENUE ATTACHMENT NO. 3
(REASONS FOR INCLUSION)

The property at 29 Sussex Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on the Heritage Register.

Description

The property at 29 Sussex Avenue is located on the south side of Sussex Avenue between Huron Street and Spadina Avenue in the Toronto neighbourhood known as Huron-Sussex. It contains a two-storey house-form building that was completed in 1879 as part of a trio of identical house-form buildings (along with 31 Sussex Avenue and 33 Sussex Avenue. 31 Sussex Avenue is on the Heritage Register).

Statement of Significance

The property at 29 Sussex Avenue has design value as one of three house-form buildings which are rare and representatives of the Second Empire style and featuring towers within the Huron-Sussex neighbourhood. In its overall form and massing as well as in design elements including mansard roofs, a tower, decorative brick detailing at the corners and windows, and wood brackets and pierced lintels, it displays a high degree of craftsmanship.

The property has historical value as it contributes to an understanding of development of the late 19th century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates the area was transformed from being market gardens to a residential enclave between the commercial activity of Spadina Avenue and the University of Toronto. The property at 29 Sussex Avenue, along with the adjacent 31 and 33 Sussex Avenue properties contain the earliest surviving houses on Sussex Avenue and represent the beginning of the neighbourhood's evolution and growth. From the late 19th century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

Contextually, the property at 29 Sussex Avenue is important in defining and supporting the late 19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio.

Heritage Attributes

The heritage attributes of the property at 29 Sussex Avenue are:

- The setback, placement and orientation of the building on the south side of Sussex Avenue between Huron Street and Spadina Avenue
- The scale, form and massing of the building which includes a two storey rectangular building with, originally, a three storey tower
- The mansard roof
- The north and east elevations and the north, east and west elevations of the tower
- The materials, which include red brick cladding and buff brick trim on the north (principal) elevation, wood lintels and brackets and cast stone sills on the principal north elevation and the buff brick cladding on the east elevation of the tower
- The decorative brick detailing including the details known as *chaine* at the corners and sides of the north and east elevations, and the brick details at the window heads
- The decorative wood details in the pierced lintels over the windows and the paired brackets at the eaves